Minutes of the 2019 Annual Meeting

Of the Shareholders of

The Wawasee Spink Condominium Homeowners Association

Held on June 1, 2019

The Annual Meeting of the Shareholders of the Wawasee Spink Condominium Owners Association was held in the Commons Area on June 1, 2019 at 9:00 a.m. The meeting was called pursuant to a previously agreed upon date by the President of the Association, with written notice of said meeting having been provided to all Homeowners. Steve Brody took a roll call of Directors. Directors present were as follows: Bill McCabe, Lee Theis, Lisa Hill, Mike Baker and Steve Brody. Also attending the meeting was Jim Beck.

The President of the Association, Bill McCabe, served as Chairman of the meeting and welcomed new Homeowners. Chairman McCabe called the meeting to order and thanked everyone for coming.

Chairman McCabe reported that the Homeowners present and having provided proxies represented a majority (27 of the 32 Units) and quorum was established of all the Units entitled to vote at this meeting. With that the meeting legally proceeded with its business. A copy of the Agenda is attached to these minutes and incorporated by reference. Upon motion by Lisa Hill and seconded by Lee Theis, the Agenda was unanimously approved.

RECORD OF PROCEEDING AND MINUTES:

Chairman McCabe designated that minutes of the meeting will be taken and prepared, and that he will keep a record of the meeting minutes together with attachments. It was noted that the original copies of the minutes will be kept in the “WSCA Minute Book” and are available upon request. They are also posted on the website [(www.wawaseespink.com).](http://www.wawaseespink.com/)  Steve Brody, the Secretary of the Association, will sign the minutes of this meeting.

APPROVAL OF MINUTES:

Chairman McCabe called upon Steve Brody to present the report concerning the minutes and proceedings of the September, 2018 Semi-Annual Board Meeting. Mr. Brody reported that copies of the minutes had been previously been e-mailed to each of the Directors and were posted to the website for all Homeowners to read. Upon motion by Lee Theis and seconded by Lisa Hill the minutes were unanimously approved.

TREASURER’S REPORT:

Chairman McCabe requested that Mike Baker give the Treasurer’s report and related financial information. Mike reported that as of May 31, 2019 the General Account balance is $47,168 and the Reserve Account balance is $344,532. After all outstanding special assessment payments have been made, the Reserve Account balance is expected to grow to $379,902. Mike reminded the Homeowners that the special assessment payments (year 5 of 5) of $2,000 per unit are due by June 30. He also reported that there are currently no delinquencies. Copies of the Financial Statements will be incorporated into these minutes and made a part of same by reference. It was noted that copies of the Financial Statements are always on file and can be obtained with a call to Mr. McCabe.

Upon motion by Lee Theis and seconded by Steve Brody, the Treasurer’s Report was unanimously approved and the following resolutions declared and unanimously approved:

RESOLVED: That the financial statements and reports presented at this meeting by the Board of Directors are approved, confirmed and ratified.

RESOLVED: That a minimum of 10% of the monthly unit assessment shall continue to be allocated to the “Capital Reserve” replacement fund in accordance with the applicable provisions of the Indiana Horizontal (Condominium) Act.

BUDGET APPROVAL:

At Chairman McCabe’s request, Mike Baker reviewed the proposed 2019-2020 Budget that he and Jim Beck prepared. Following a detailed presentation, and upon motion by Steve Brody and seconded by Lisa Hill, the proposed 2019-2020 Budget was unanimously approved together with the following resolution:

RESOLVED: That the members of the Wawasee Spink Homeowners Association approve, accept and ratify the budget for the 2019-2020 season.

EXTRA PWC AND BOAT SLIPS

Lee Theis asked that any Homeowners who have not already done so mail checks for PWC fees ($175 per space which includes in/out) and extra boat slips ($300 per space).

RATIFICATION OF PRIOR ACTS:

Chairman McCabe asked for a motion concerning ratification of certain acts, decisions, expenditures and activities of the Officers of the Association since the last Annual Meeting held in 2018. Upon motion made by Lee Theis and seconded by Lisa Hill, the following resolution was unanimously approved by all members voting in person or by proxy.

RESOLVED: That all purchases, contracts, compensations, acts, decisions, proceedings, elections, expenditures paid or approved, capital investments made, repairs made and appointments by the Directors and Officers since the last Annual Meeting, and all budget matters approved by the Board and Budget Committee for the year 2019-2020 be, and the same are, hereby accepted, approved and ratified by the members of the Wawasee Spink Condominium Homeowners Association.

DISCUSSION OF PENDING MATTERS/PROPERTY MANAGER REPORT:

At Chairman McCabe’s request, Jim Beck reported on the following:

Old Business:

* After disappointing experience with the window washing company that was used last year, Jim Beck agreed to take this on and has successfully tested his equipment. Jim will charge $20 per slider, which is half of what the outside firm had charged. Homeowners should contact Jim if they would like their lake side windows cleaned.
* Landscaping work has run a bit behind schedule due to weather. The bushes around the tennis courts have been removed. Flowers for the front should be in next week. Jim also reported that the new arborvitae on the lake side between units are doing well.
* Courtyard work has been completed.
* Bill McCabe reviewed the Survey Monkey Homeowner results relating to last fall’s proposal by Jim Cox regarding front entrance and pool improvements. Bill noted that the majority of Homeowners were receptive to spending $2,000 per Unit. He added that the most popular ideas were 1) replacing the front entrance awning with an aesthetically appealing roof structure; 2) replacing the pool fence; 3) installing overhead covering at the two side building entrances; and 4) upgrading the landscaping between the pool and parking lot. Jim Beck has gathered information on the estimated costs of each of these. The estimates are $23,000 for the front entrance; $12,200 for the pool fence; $1,600 for the two side entrances; and $20,000 for the landscaping between the pool and parking lot, for a total of $56,800. Eric Rosales noted that he is talking to potential contractors for the front entrance and believes that the number could come in significantly lower, say $10,000-13,000. This would reduce the total cost for the four projects to approximately $46,000. After substantial discussion, Mike Baker made a motion to approve spending up to $50,000 for these projects, which would be paid for by extending the $2,000 per Unit special assessment for one more year, and with any excess proceeds from the special assessment going to the Reserve Account. Lee Theis seconded the motion and, after a couple of questions from Homeowners were answered, the motion was unanimously approved.
* Website is up to date. Homeowners were encouraged to access the website.
* Repainting the fence has proven challenging. Quotes to do the work have been very high. We need to find a reasonable solution. There was discussion about paying the Boy Scouts to do this as a service project; Jim will coordinate follow-up on this. The fence painting will quite possibly be a 2020 project, though if there is interest from the Boy Scouts could happen yet this summer or fall.

New Business:

* Jim Beck is obtaining quotes for repairs to the walking path.

PROPERTY MANAGER REPORT:

After weather related delays, Jim Beck expects mulching to be completed in the next week or so. Buoy installation has been delayed until lifts are all in but should happen soon. Flowers will be picked up next week. Work will be done on stone around the tennis courts next week. The tennis court resurfacing project (and conversion of one tennis court to two pickleball courts) has also been delayed by the weather.

Lisa Rosales noted that the landscaping around Sunset Hill looks great. Donna Beck was recognized for her efforts on this.

A suggestion was made that it’s time to consider replacing the grill on Sunset Hill and perhaps also adding a grill on the west side of the property. Eric Rosales will work with Jim Beck on this.

COMMITTEE REPORTS:

*Social Committee (June Miller):* Thirsty Thursdays have begun on Sunset Hill, or in the Commons Area in the event of inclement weather. June also mentioned that Homeowners are welcomed to gather on the pier around 10:30 Sunday mornings to watch the Thunder Run go by. June also discussed the weekend of July 4th, with our participation in the Flotilla activity and the ice cream social after the Flotilla leaves our pier. Lisa Hill added that this is the 58th year of the Flotilla and that this year’s theme is Collegiate Spirit. The Flotilla will be on July 6 and boats will again gather by our pier at 11:00 with the Flotilla beginning at 11:30. Lisa also encouraged Homeowners to consider entering a float. June informed Homeowners that this year’s Progressive Dinner would likely be scheduled on a Saturday evening in early August, and that it would be great if new residents considered hosting a course to show off their remodeling.

*Grounds/Beautification (Jim Beck):* Lisa Rosales agreed to help Jim Beck with the front landscaping area. Lisa also noted that there is lighting needed by the stairs on each end of the building, perhaps a motion detector. There was general agreement that this is an issue that needs to be addressed and options will be explored.

*Building (Eric Rosales):* Bill McCabe reported that Eric Rosales has agreed to serve as the new Building Committeechair.

*Pier (Lee Theis):* Lee noted that there has been a lot of activity regarding pier assignments, PWC spaces, etc. but that things are in good shape. He also emphasized how challenging it has been for the pier companies to get piers, lifts, etc. in due to the weather. Lee reported that there is a broken plank on the right side pier that will be repaired.

*Insurance (Steve Brody):* The current one year policy with Auto Owners runs through October. Steve Brody will start working on quote(s) for the new yearin September. He will also discuss possibly shifting our insurance policy year to better coincide with the timing of our budget preparation.

*Rules/Remodeling (Lee Theis):* Lee reviewed several rules and regulations. Dogs must be on a leash, except for the area north of the parking lot. Dogs are to do their business on the north side of the property, not on the lake side. Owners are responsible for cleaning up after their dogs and are also responsible for making sure that their children and guests do the same. There are four empty pier spaces designated on the website as rentals; guests can use these. Guests are to park their cars in the parking lot, not in the areas by garages. Homeowners are encouraged to use their garages to park their cars and only when necessary should they park parallel to their garage. If Homeowners use the Commons Area, they are expected to clean it up afterward and leave it as they found it. It was also noted that nothing should be affixed or hung on or over the new outside partitions between first floor units. In response to a question, Lee confirmed that major remodeling is to be done October to May and not during “the season”.

The outside gate code will be changed after the 4th. There was discussion regarding the ongoing challenge of codes becoming universally known. Bill McCully and Eric Rosales both said that perhaps we could make better use of technology in tackling this problem.

Jim Beck agreed to address exterior doors that are not closing properly and consistently.

UPDATE OF UNITS FOR SALE:

Chairman McCabe reported that there is one condo listed for sale: Tranter Unit 302 for $695,000.

ANNUAL ELECTION OF ASSOCIATION BOARD OF DIRECTORS:

Chairman McCabe indicated the next order of business was the election of Officers. The membership shall elect five Homeowners who will serve as Directors of the Association for 2019-2020, or until their successors can be duly qualified. It was noted that the Bylaws state that to qualify as a director, one must be a title holder of a Unit, and only one owner per Unit can serve on the Board at any one time.

As previously communicated to the Homeowners, Lisa Hill expressed a desire to step away from the Board. Eric Rosales was the only Homeowner who expressed a desire to join the Board. Therefore, Chairman McCabe listed the nominations as Mike Baker, Steve Brody, Bill McCabe, Eric Rosales and Lee Theis. Members present in person or by proxy are entitled to vote.

Vice President Lee Theis moved that the nominees be elected and serve a one year term, running to the 2020 annual meeting. This was seconded by Lisa Hill. The motion was unanimously approved by all members voting in person. Following the vote, Chairman McCabe and the Homeowners thanked Lisa for her service on the Board and welcomed Eric to the Board.

Chairman McCabe then stated that the Board of Directors would meet immediately following the close of this meeting.

The Board Directors encouraged other Homeowners to consider serving on the Board. Homeowners with a potential interest should feel free to contact any Board Director to learn more about what’s involved serving as a Director. The next election will be at the 2020 Annual Meeting.

SETTING OF FUTURE MEETING

It was determined that the 2019 Semiannual Board of Directors Meeting will be held Saturday, August 31 at 9:00 AM in the Commons Area. While this is a Board meeting, all Homeowners are welcomed to attend.

ADJOURNMENT OF MEETING

There being no further business to come before the Board, the meeting was unanimously adjourned, sine die, at 10:59 am.

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Steve Brody, Secretary of the Board of Directors

Wawassee Spink Condominium Homeowners Association

Reminder: All dues, assessments and other payments are to be sent to WSCA, c/o Link Accounting, P.O. Box 295, North Webster, IN 46555